



CURRITUCK WATERFRONT PARK
FEASIBILITY STUDY WITH DESIGN OPTIONS

COASTAL ZONE
INFORMATION CENTER

PLANNING & DESIGN ASSOCIATES, P.A. 3515 Glenwood Avenue Raleigh, North Carolina 27612

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I. INTRODUCTION

Currituck County, through its Coastal Area Management Act (CAMA) planning process, set a top priority on providing additional water access to its citizens. The CAMA program is focused on providing appropriate public access, while at the same time protecting the shoreline with focused activity points.

The County selected the Currituck Courthouse area as an access development site, because it is centrally located, is itself a major activity node and is the target of other capital improvement activities.

The Courthouse is located on Currituck Sound, on a campus with the jail. It is bounded on one side by an open landscape, on another by a state road, and on one corner by a private residence. The Courthouse itself is listed on the National Register of Historic Places.

The site is adjacent to Klotts Ferry Landing, a part of the North Carolina ferry system connecting the mainland with the Virginia Beach area. This ferry is part of the major corridor bringing tourists from Washington, DC, Richmond, and Norfolk to Outer Banks recreational areas. The site is also on the Intracoastal Waterway. Recent studies prepared for the County have indicated that Currituck could increase its annual capture of outside tourism dollars by developing a water access point to the town.*

The purpose of this study is to determine the feasibility of developing a waterfront park on the Courthouse campus, to estimate the cost for two site concepts, and to research potential sources of supplemental funding for the endeavor. The County is prepared to support some of the cost through a General Obligation bond, but is interested in any supplemental funds that may be available through Federal or other grant sources, because the 12,000 population base is limited in what it can support.

Currituck County is the provider of municipal services to residents of its unincorporated towns. As such, it is charged with both development and with preservation of the fragile coastal resources in the Courthouse site. In the 1978 Land Use Element, Currituck County, public consensus noted that development of a recreation industry was not a major goal for the County. A 1979 study by Roberts and Eichler of Decatur, Georgia, A Fiscal Impact Assessment of Development on the Currituck Outer Banks, noted that refuge management has the best use for the Currituck Outer Banks. Follow-up environmental impact studies on development of roads for the County repeatedly note the problems associated with increased traffic in fragile resource areas.

The 1978 Statewide Comprehensive Outdoor Recreation Plan, which is the base document for qualifying an area for Land and Water Conservation Fund grants from HCRS, noted that Currituck County has no city-wide or county-wide parks, but it does not identify specific needs or demands for the County.

The 1980 Recreation and Open Space Plan for Currituck County suggested that the County establish a passive park area adjacent to the Courthouse, and extending south past the Ferry landing. The plan suggested using aesthetic treatment of the Courthouse to add appeal; heightening it with interpretive features such as a historical marker and an information display on the natural and cultural resources of the area.

That plan recommends working with the North Carolina Department of Cultural Resources, Division of Archives and History, in development of the park.

The following recommendations for park development prepared by Planning and Design Associates, P.A. have been prepared from the guidelines established by the latest plan, the constraints set by the physical limitations of the site itself, and with attention to the budget constraints of the County's limited population.

More elaborate parks, with far more attention to preservation of the courthouse and development of a historic presentation for the area, are possible. Cost estimates for those would jump from the \$20,000 to \$50,000 proposed to \$200,000 to \$500,000.

* The Currituck Plan, Envirotek, NCSU, Raleigh, 1972.

II. DESIGN ANALYSIS

The project site fronts along State Road No. 1242, and is located between the Currituck County government complex, on the west, and shallow-watered Currituck Sound on the east.

The site is topographically flat, with soils that have good structural capacities and excellent drainage conditions. A "man-made" soil condition exists adjacent to the access road to the Knotts Island Ferry Landing. It is recommended that a 'compaction' test and evaluation be conducted by an appropriate agency if a major structure or building is proposed for this area.

The site lends itself well to passive-type recreational uses, as well as moderate water and land-based pastimes. Potential activities could include small boat launching, views of Currituck Sound, and fishing via a pier with an observation platform and playgrounds. The existing house adjacent to the roadway could be used both as a recreational-educational activity center, and as quarters for county offices or the local historic society.

Due to the close proximity of the Knotts Island Ferry Landing, provision could be made to incorporate access from the landing to the park area. This could provide incentive to incorporate a 'partnership' between Currituck County, the N.C. Department of Transportation, and the Department of Natural Resources and Community Development, to develop and fund the recreation area. This park would provide an excellent recreational opportunity for people waiting for the Knotts Island Ferry.

III. DESIGN CONCEPTS

DESIGN CONCEPT ONE

This concept presents the most passive recreational use of the property. Recreational activities are centered primarily on picnic, walking, and viewing Currituck Sound areas.

A covered pavilion could be utilized for small meetings or native study area by local school classes, as well as a covered eating area in bad weather. Restrooms are proposed convenient to the recreational areas.

This concept requires approximately one acre. Vehicular access is provided via a thirty (30) foot right-of-way connecting the site with SR 1242. Access could be provided through the existing courthouse driveway, until the Currituck County Courthouse is expanded. A private drive-access would be beneficial to the property immediately north of the site. Parking for 46 cars is provided.

Landscape materials would have to be introduced, since the site has no trees or shrubs. Tree plantings recommended, as per the site plan are: live oaks (*Quercus Virginiana*) for tall plantings within the picnic areas, and; Pfitzer Juniper (*Juniperus Chinensis Pfitzeviana*) or Yaupon Holly (*Ilex Vomitoria*) to use as a border on barrier hedges.

The estimated costs to develop Concept One are:

1) construction costs

grading	\$ 1,300
parking & paving	10,000
sidewalks	6,000
outdoor pavilion	3,200
toilets	2,000
exterior lighting	1,000

2) landscaping costs

trees & shrubs	3,800
pathways	300
signage	200
grass & top soil	800
	<u>\$23,200</u>
fees @ 9%	2,100
contingency 10%	<u>2,400</u>

Total development costs	\$27,700
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NOTE: these costs do not reflect site acquisition, legal or surveying/professional costs.

DESIGN CONCEPT TWO

This concept presents a more intense recreational development, utilizing a wide range of recreational opportunities. These include provision for small boat launching, fishing from the combination fishing pier-observation deck, child play areas, picnicking, and use of the existing house as an activity center.

As in Concept One, a covered pavilion and restroom facilities are provided, along with a pedestrian path, providing access from the Knott's Island Ferry Landing area.

Concept Two utilizes approximately 1.7 acres. Vehicular access is provided via a driveway directly to SR 1242. Parking is provided for 50 cars, or 40 cars and 10 cars with boat trailers. This parking area could be used as 'overflow' parking for the County Courthouse, as use times seem to be compatible.

As in Concept One, landscape materials would have to be introduced, with the same plant materials recommended.

The estimated development costs of Concept Two are as follows:

1) construction costs

grading	\$ 2,000
parking & paving	15,000
sidewalks	1,200
outdoor pavilion	3,000
toilets	2,000
exterior lighting	2,000
tot lot equipment	1,800
covered shelter	400
fishing pier	4,500
boat launch	2,000

2) landscaping costs

trees (20) & shrubs (30)	4,700
grass & top soil	800
pathways	500
signage	700
	<u>\$40,600</u>
fees @ 9%	3,700
contingency 10%	<u>4,500</u>

Total development costs	\$48,800
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NOTE: development costs do not reflect site acquisition, legal or surveying/professional costs. Nor do they include any renovation costs of the existing house.

IV. SOURCES OF FUNDS

Outside funding sources for waterfront parks have been sharply reduced in the past year. However, a few programs remain.

The Land and Water Conservation Fund, a state-administered program of the U.S. Interior Department, Heritage Conservation and Recreation Service, provides 50% matching funds for local parks. The program received \$0 appropriations in FY 1982, but may receive funds in FY 1983. The program has supported parks in Manteo, Southport and Elizabeth City. The program is available through the Parks and Recreation Division, Department of Natural Resources and Community Development.

HUD Small Cities Block Grant Program can be used for waterfront parks insofar as they benefit community economic development. These up to 100% capital funds are awarded annually on competitive proposals. North Carolina is currently drafting regulations for the competition, which will begin in March 1982. It will be administered from the Community Development Division, Department of Natural Resources and Community Development. HUD prefers grants that show leverage of other funds. Average grant size is \$200,000.

Army Corps of Engineers Beach Erosion Control Projects provides \$200,000 grants for selected state and local government programs under PL 87-874.

U. S. Department of Commerce, Economic Development Administration provides about 80 annual grants for local governments on 50 to 80% match for public works projects. Grants are competitively awarded and screened by Regional Planning Councils (Mid-East Commission). President Reagan has recommended eliminating this program.

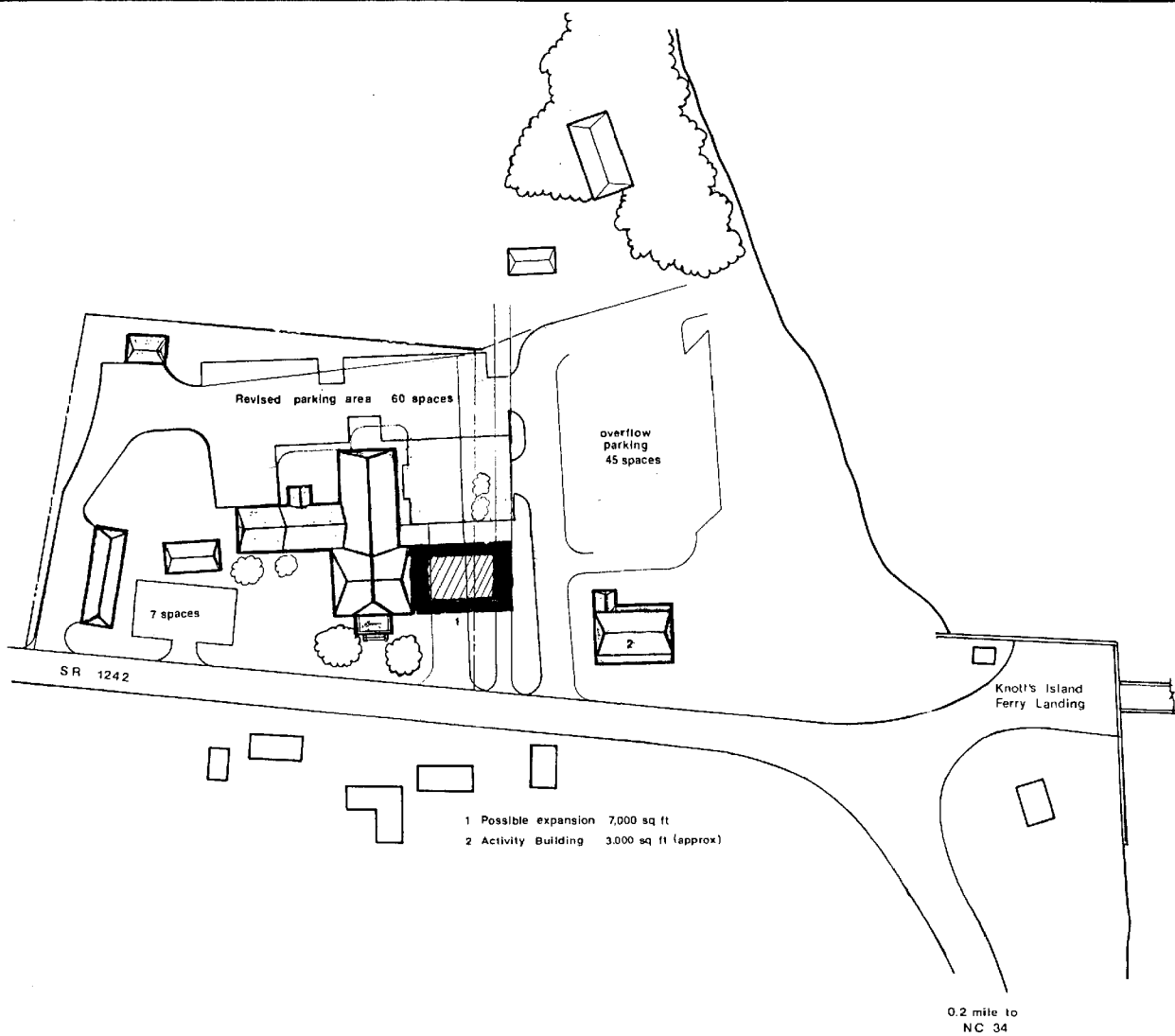
County General Obligation Bonds which must be approved by the North Carolina Office of Local Government are currently selling at 11% to 13% interest rates. The park would not qualify for revenue bonds.

Z. Smith Reynolds Foundation, Winston-Salem, North Carolina, has provided \$5,000 to \$40,000 capital funding for community programs related to historic and cultural preservation. They prefer 50% matching grants.

HUD Urban Development Action Program grant and loan programs are available as part of community economic development programs designed to increase local jobs.

The Heritage Conservation and Recreation Service also provides limited loan and grant funds for developing sites that are listed on the National Register of Historic Places.

Revised:
7/16/82



Compatability With Possible Courthouse Expansion

COURTHOUSE WATERFRONT PARK Currituck, Currituck County, N.C.

PLANNING & DESIGN ASSOCIATES, P.A.

3515 Glenwood Avenue Raleigh, North Carolina 27612 Telephone (919) 781-9004

Terry Alford AIA

DATE: JOB NO.
Oct. 81 109-27w

David F. Roesler
Planner
Terry Alford
Architect

GENERAL NOTES

1. ALL WORK TO CONFORM TO APPLICABLE LOCAL AND STATE CODES.

2. ARCHITECT IS NOT RESPONSIBLE FOR MATERIALS OR CONSTRUCTION METHODS.

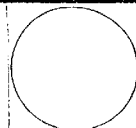
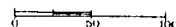
3. THESE DRAWINGS HAVE BEEN PREPARED FOR A PARTICULAR BUILDING IMPROVEMENT ONLY WITH THE DISTINCT UNDERSTANDING THAT THEY ARE INSTRUMENTS OF SERVICE AND THEY ARE THE PROPERTY OF THE ARCHITECT. IF THESE DRAWINGS

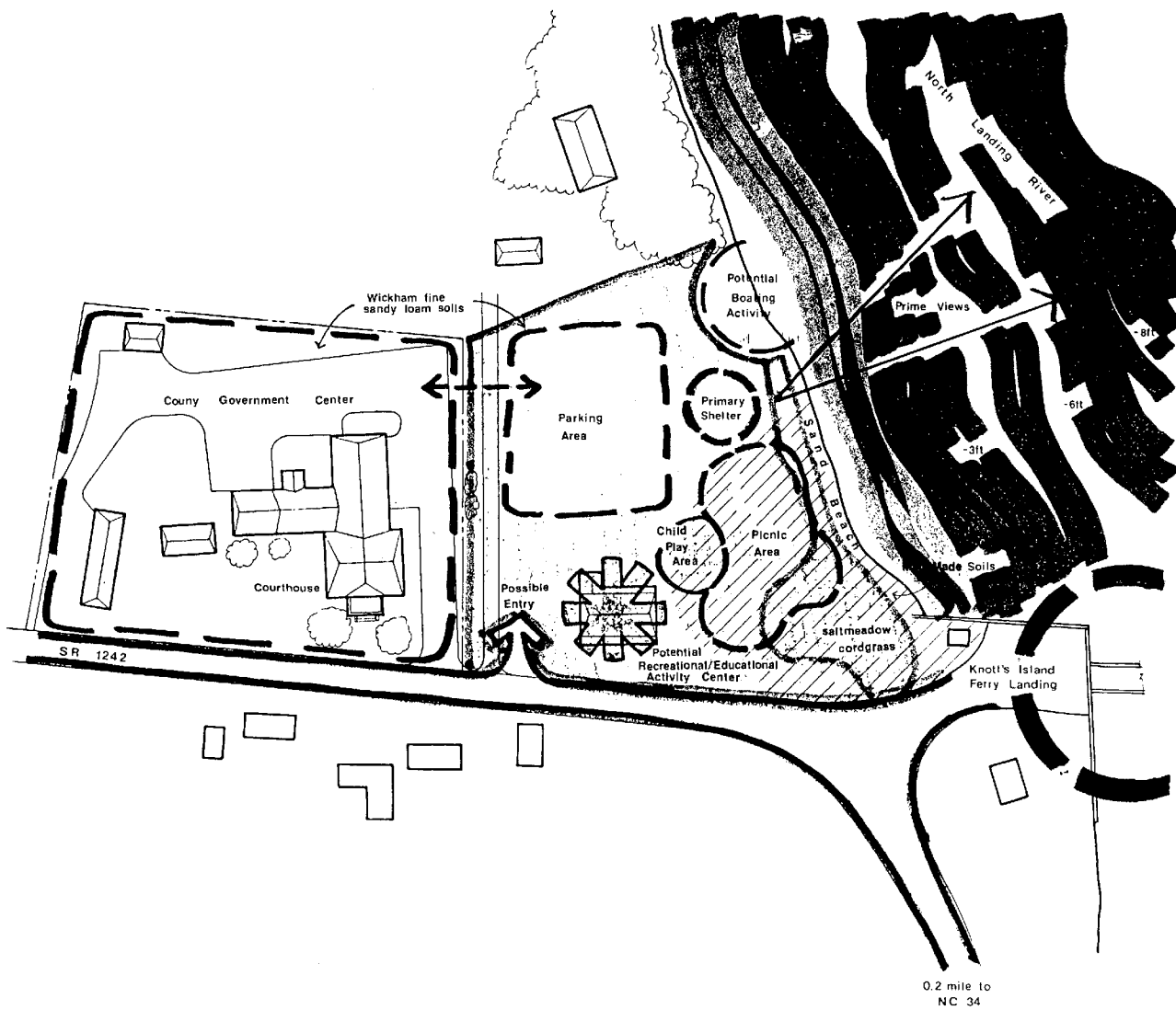
OR ANY OTHER PART THEREOF ARE USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, THE USER THEREOF BECOMES INDISTED TO THE ARCHITECT FOR FULL COMMISSION.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THESE PLANS AND HAVE ALL WORK FIT INTO POSITION. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS AT THE SITE DURING THE ESTIMATING STAGE.

REVISIONS

NOT RELEASED FOR CONSTRUCTION



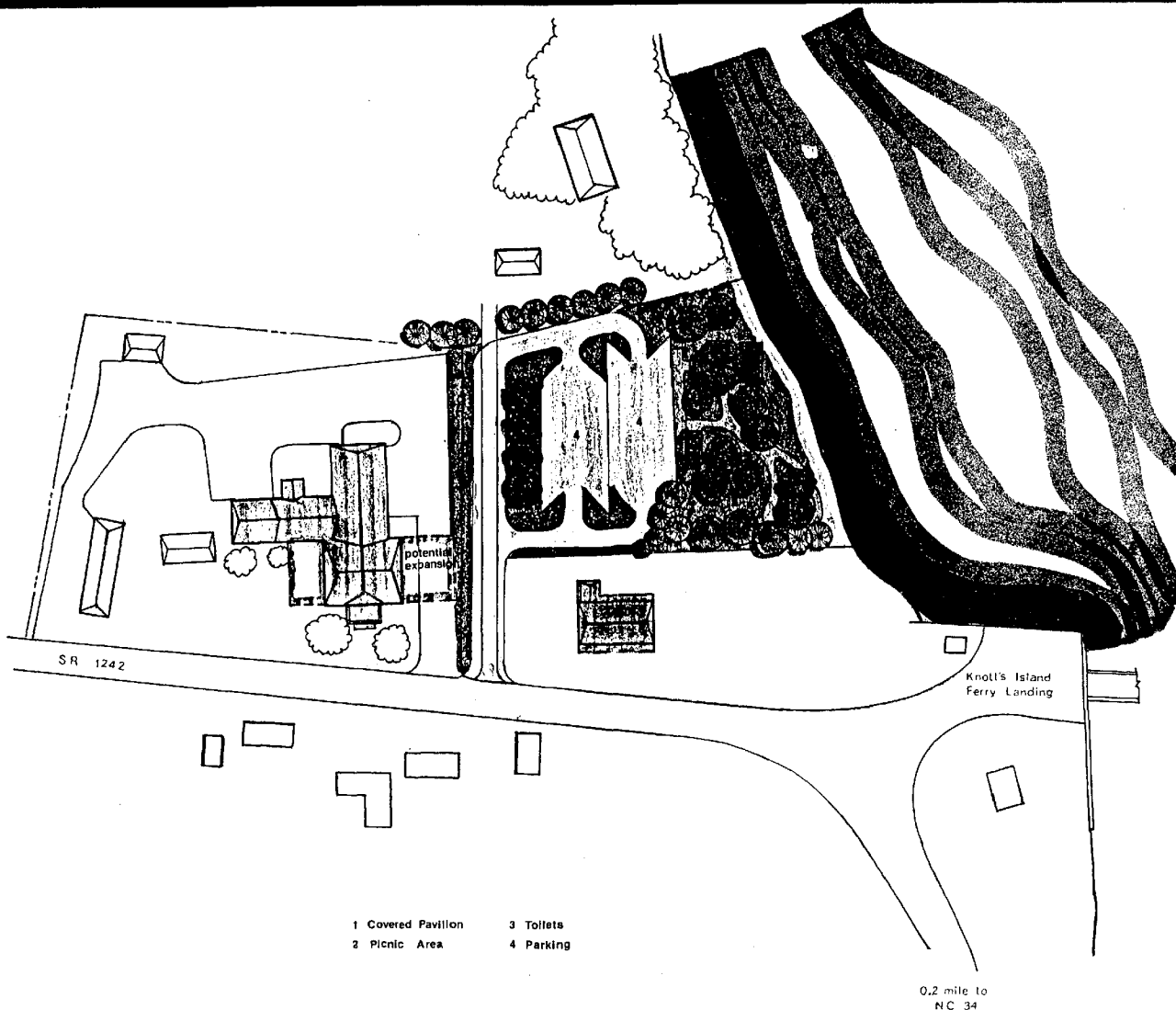


DESIGN ANALYSIS **COURTHOUSE WATERFRONT PARK** Currituck, Currituck County, N.C. **PLANNING & DESIGN ASSOCIATES, P.A.**

3515 Glenwood Avenue, Raleigh, North Carolina 27612 Telephone: (919) 781-9004 Terry Alford, AIA

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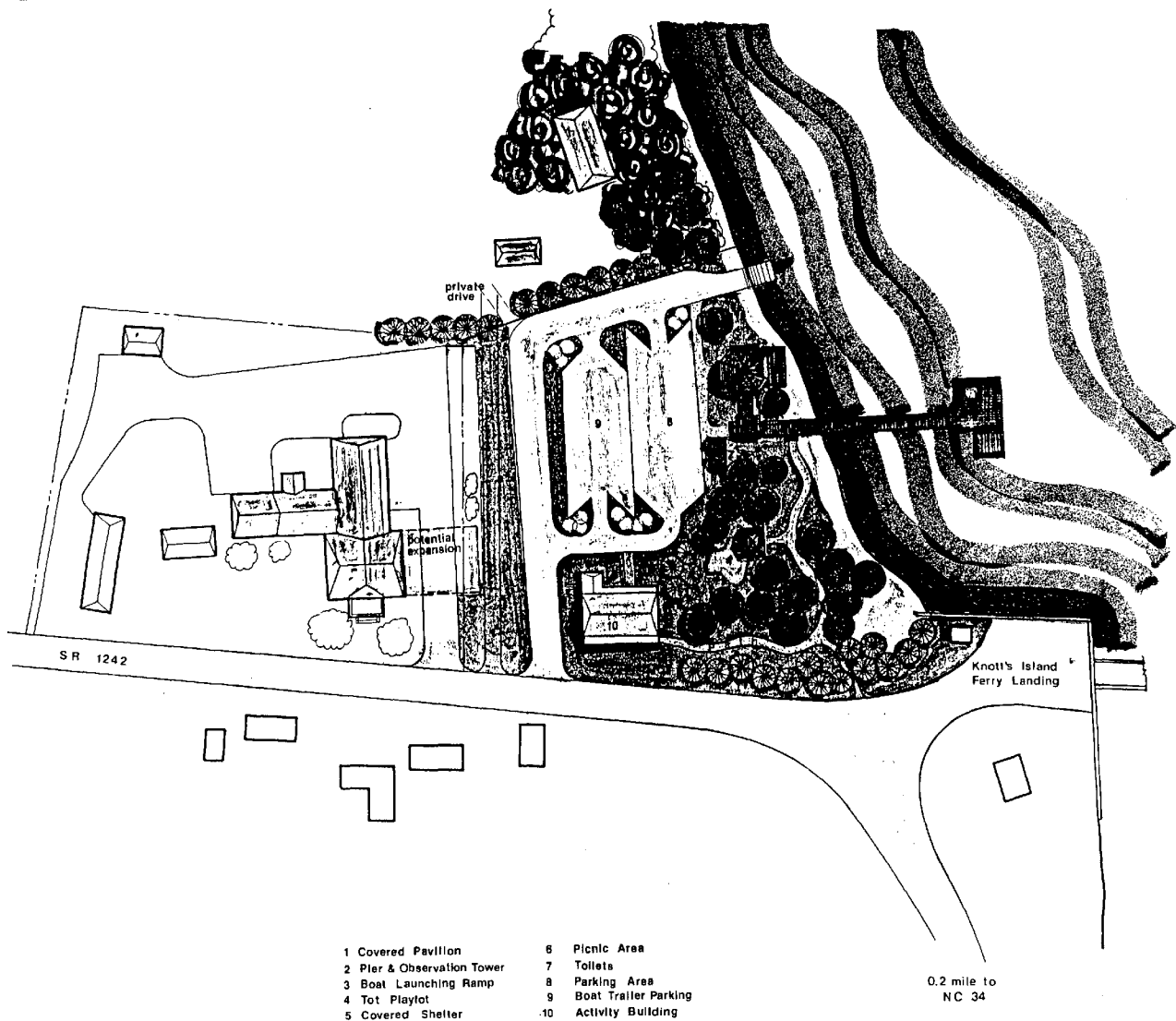


DESIGN CONCEPT ONE **COURTHOUSE WATERFRONT PARK** Currituck, Currituck County, N.C.

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DESIGN CONCEPT TWO COURTHOUSE WATERFRONT PARK

Currituck, Currituck County, N.C.

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